

**UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA  
PHILADELPHIA DIVISION**

<b>In Re:</b> <b>KEISHA M. BROWN AKA KEISHA ROBINSON</b> Debtor(s) <b>WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF WAMPUS MORTGAGE LOAN TRUST</b> Movant  v. <b>KEISHA M. BROWN AKA KEISHA ROBINSON</b> Debtor(s) <b>KENNETH E. WEST</b> Trustee Respondent(s)	<b>Chapter 13</b>  <b>Case Number: 20-12233-amc</b>
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**NOTICE OF MOTION, RESPONSE DEADLINE  
AND HEARING DATE**

Wilmington Savings Fund Society, FSB, as Trustee of Wampus Mortgage Loan Trust has filed with the Court a Motion for Relief from the Automatic Stay under 11 USC §362(d) in order to proceed with its rights under non-bankruptcy law with regard to the Property, located at 5815 Race Street, Philadelphia, PA 19139.

Your rights may be affected. You should read these papers carefully and discuss them with your attorney, if you have one in this bankruptcy case. (If you do not have an attorney, you may wish to consult an attorney.)

1. If you do not want the court to grant the relief sought in the motion or if you want the court to consider your views on the motion, then on or before January 22, 2024, you or your attorney must do all of the following:

(a) file an answer explaining your position with the Clerk's Office located at:

Clerk of the United States Bankruptcy Court for the Eastern District of Pennsylvania:

In Philadelphia:

900 Market Street, Suite 400  
Philadelphia, PA 19107-4299

In Reading:

U.S. Bankruptcy Court, Clerks Office  
The Gateway Building  
201 Penn Street, Suite 103  
Reading, PA 19601

If you mail your answer to the Clerk's Office for filing, you must mail it early enough so that it will be received on or before the date stated above; and

(b) mail a copy to movant's attorney:

Daniel P. Jones  
Stern & Eisenberg, PC  
1581 Main Street, Suite 200  
The Shops at Valley Square  
Warrington, PA 18976  
Telephone: (215) 572-8111  
Facsimile: (215) 572-5025  
djones@sterneisenberg.com

and to the Trustee: Kenneth E. West  
Ch. 13 Trustee  
1234 Market Street - Suite 1813  
Philadelphia, PA 19107

2. If you or your attorney do not take the steps described in paragraphs 1(a) and 1(b) above and attend the hearing, the court may enter an order granting the relief requested in this motion.
3. A hearing on the motion is scheduled to be held before the Honorable Ashely M. Chan on February 6, 2024, at 11:00AM in Courtroom Number 4, United States Bankruptcy Court, Robert N.C. Nix Sr. Federal Courthouse, 900 Market Street, Philadelphia, PA 19107.
4. If a copy of the motion is not enclosed, a copy of the motion will be provided to you if you request a copy from the attorney named in paragraph 1(b).
5. You may contact the Bankruptcy Clerk's office for Philadelphia cases at (215) 408-2800 and for Reading cases at (610) 208-5040 to find out whether the hearing has been canceled because no one filed an answer.

STERN & EISENBERG, PC

By: /s/ Daniel P. Jones

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Date: January 8, 2024